HOUSING MARKET INFORMATION

HOUSING NOW

Kingston CMA

Canada Mortgage and Housing Corporation

Date Released: Third Quarter 2009

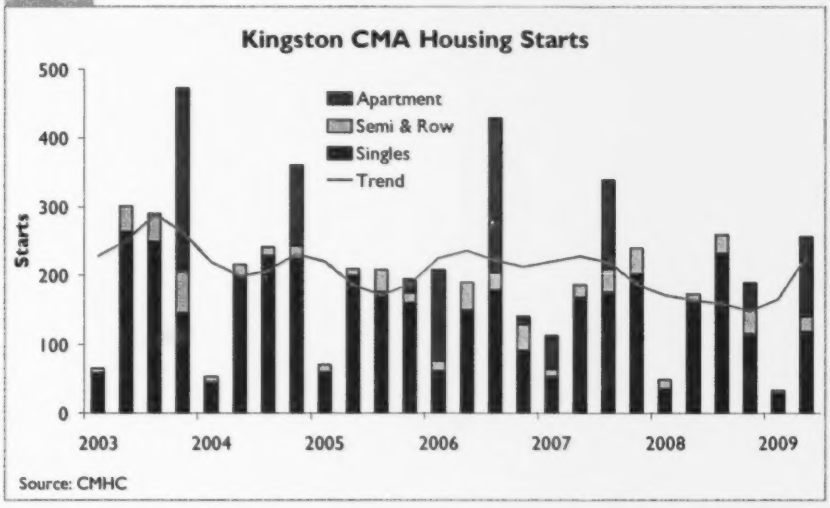
New Home Market

Kingston's Apartments Driving Growth During the Second Quarter

Housing starts in the Kingston Census Metropolitan Area (CMA) reached 257 units during the second quarter of 2009, compared with 174 during the same period in 2008, for an increase of 48 per cent. This represents a substantial reversal from the particularly weak beginning of the year.

Although single-detached home construction in June was 3.6 per cent stronger than June of last year, the total second quarter starts of 119 remained 27 per cent lower than the same period in 2008. Year-to-date to June, this segment still trails behind last year's pace by just over 25 per cent, which is largely

Figure 1



Source: CMHC

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consistent with CMHC's forecast for 2009. This is significant since the more stable and popular single-detached home market segment is reflective of the overall health of Kingston's new home market.

Conversely, it was the volatile higher density new residential construction segment that led the new home market during the second quarter, as construction broke ground for an additional 116 rental apartment units, 18 row units and 4 semi-detached homes.

New construction development grew strongly in the Kingston City area, up 44 per cent with 227 units, mainly due to the surge in apartment starts. The Loyalist Township captured 21 starts, while South Frontenac and Frontenac Islands added 8 and 1 new units respectively – all of which were single-detached homes.

Recent economic developments during the second quarter of 2009 have brought about an environment which is likely to be supportive to Kingston's New Home Market in the coming months. A wave of more confident homebuyers have started to leave the sidelines, attracted by stable prices, the lowest mortgage rates on record, and more favorable and resilient employment conditions when compared to the Ontario average. Pent-up demand from the peak of the financial crisis has started to flow into the housing market, and the ingredients for a rebound in activity, and some healthy spill-over demand into the New Home Market, seem to be in place.

Resale Market

Kingston's Resale Activity Rebounded During the Second Quarter

According to the Kingston & Area Real Estate Association (KAREA), second quarter MLS® sales were down only 4.5 per cent compared to a year ago. This represents a marked slowdown in the pace of year-over-year decline from previous quarters, and brings resale transactions for the first half of 2009 to a total of 1,832, down 7.7 per cent from the same period last year.

The recovery in sales this second quarter was mainly due to a record month of June (450 sales), which registered the first significant year-over-year increase since September of 2008 (6.6 per cent). Given the current economic reality, which stands in sharp contrast to that of a year ago, this year's home-buying season is proving to live up to historical expectations.

Resale Transactions Were Stronger Among Higher-Density Dwellings

Resale activity during the second quarter showed clear signs of a continued compositional shift in housing demand in favour of more affordable dwelling types. Such a shift constitutes a normal adjustment in consumer preferences in the midst of relatively weaker household finances. More affordable housing segments, such as townhouses and condominium apartments, experienced a combined 10.7 per cent increase in sales, while single-detached homes declined overall by 9.4 per cent, compared to the same period in 2008.

Figure 2

Healthy Rebound in Kingston's Resale Market Activity During the Second Quarter

Source: CREA (MLS®)
* Seasonally adjusted by CMHC

Quarterly Average Resale Price Grew by 1.4 Per Cent for a New Record High

The average resale price, however, reached an all-time high of $246,802 during the second quarter of 2009, thanks to the strong home-buying months of May and June. While the number of resale transactions declined for the more popular but less affordable single-detached homes, sellers in this segment were still able to benefit from healthy bargaining power. Owners of bungalows saw the fastest quarterly price appreciation, with an average price tag of $253,036 for an increase of 6.2 per cent over the same quarter of 2008. Two-storey houses held their ground as well, with an average sale price of $275,423, up 1.3 per cent.

The current resale price dynamics are a direct consequence of a marked shift in balance between housing demand and supply. Substantial pent-up demand was accumulated over the winter months during the peak uncertainty of the economic slowdown. Stable prices coupled with the lowest mortgage rates on record led to improved affordability and enticed households, especially first-time homebuyers, to leave the sidelines and jump back to home-buying. At the same time, evidence of price resilience led during May and June to marked reductions in the supply of new listings compared to last year's pace. Growing uncertainty over the duration of such low mortgage rates will in turn constitute a major factor leading to robust housing demand over the coming months.

The balance between supply and demand, as measured by the MLS® Sales-to-New Listings (SNL) ratio, has therefore returned to a strong balanced market territory similar to last year's home-buying season. This has allowed sellers to complete their transactions at a similar speed from a year ago, with the average number of days on the market averaging 55 days.

Economy

Kingston's Labour Market Conditions Weakened During the Second Quarter

After a faltering performance during the winter months, Kingston's labour market conditions continued to deteriorate during the second quarter of 2009. Nevertheless, although 2,700 jobs were lost since March, the pace of job shedding during the month of June was the slowest since January, which could be a sign of a potential stabilization in Kingston's labour market.

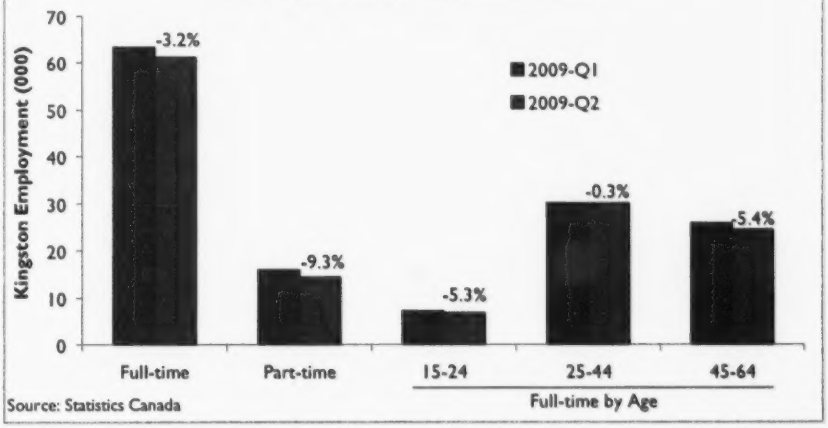
The month of June also experienced a lower rate of labour force decline, which could be signalling an increase in optimism among job-seekers that better employment opportunities might begin to arise in the coming months. Even as the seasonally adjusted unemployment rate has risen from 5.5 per cent in March to 6.6 per cent in June, the latest statistics showed the mildest monthly increase since February. This could be interpreted as a sign of stabilization and the formation of a possible bottom, although the overall employment picture still remains fragile.

Significant Job Losses in the Services Sector a Major Drag to Labour Income

The sectorial distribution of job losses was relatively balanced, with the services sector representing the

Figure 3

Full-time Employment Among First-Time Homebuyers Showing Considerable Resilience



Source: Statistics Canada

heaviest drag on the overall quarterly performance. Without counting the job shedding in services, losses in the financial and real estate sector, manufacturing, and transportation were roughly compensated by gains in construction, public administration, and wholesale and retail trade.

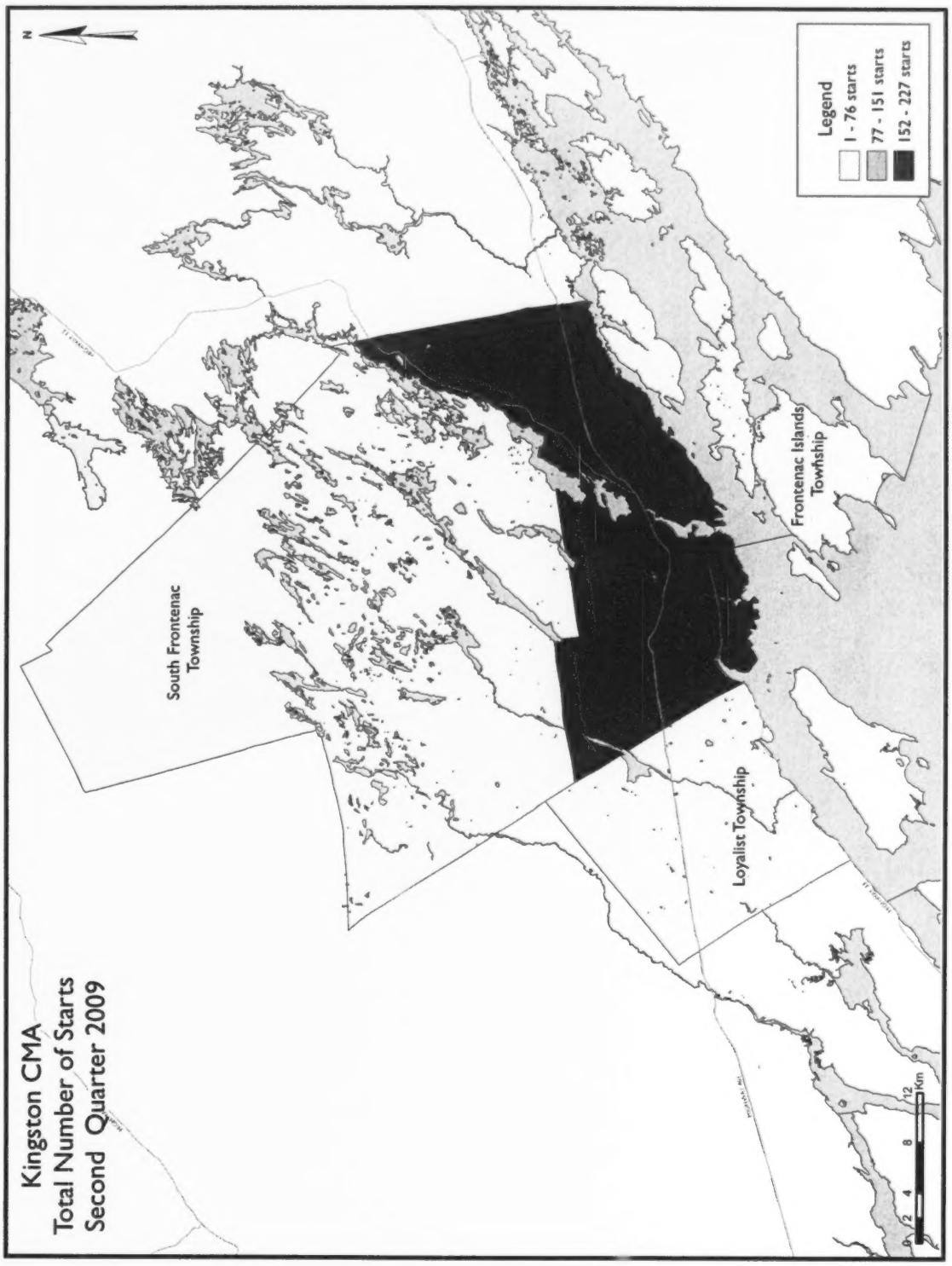
Weaker labour market conditions have begun to put downward pressure on labour earnings, thus virtually erasing all the gains from the previous three quarters. Nevertheless, the second quarter pace of decline has slowed considerably, and the month of June saw a healthy gain.

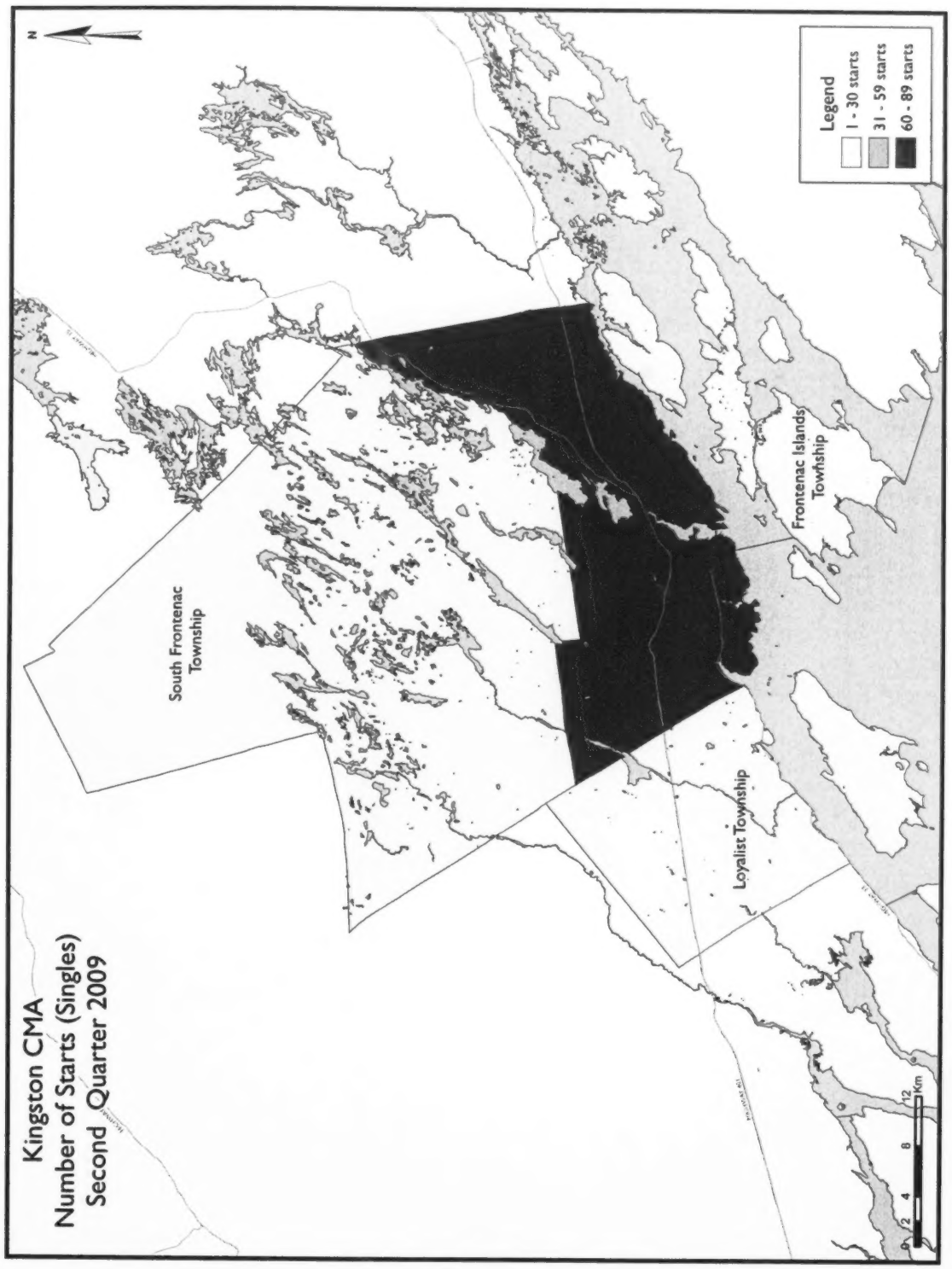
Of significance during hard economic times, the public sector has effectively stepped-in to complement the private sector. As well, after a weak start of the year the manufacturing sector has seen a healthy rebound, signalling that most of the inventory adjustment might have already taken place. However, this was not enough to compensate for significant losses within the educational services sector.

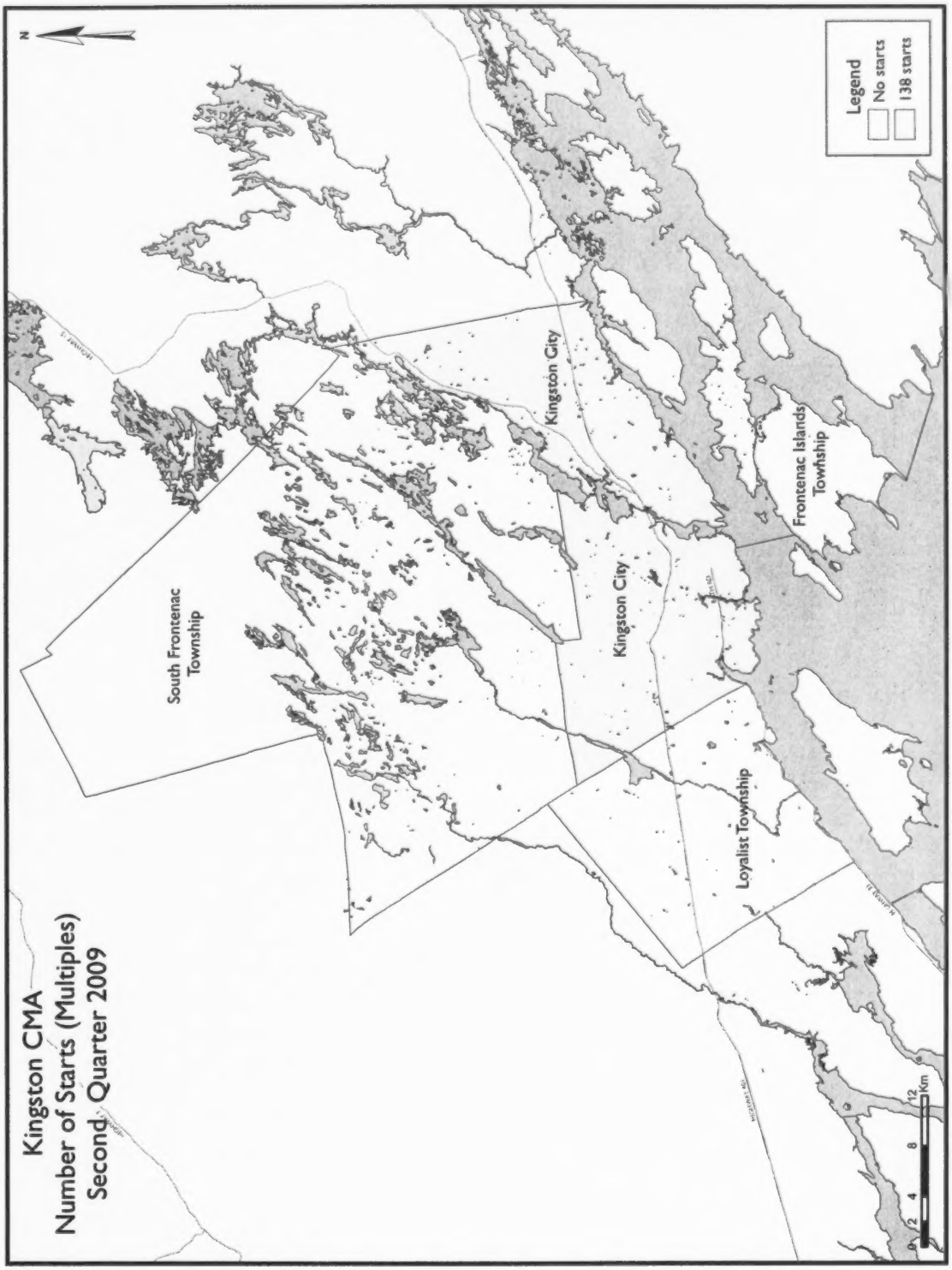
Full-time Employment for Key Home-Buyer Segments Remained Resilient

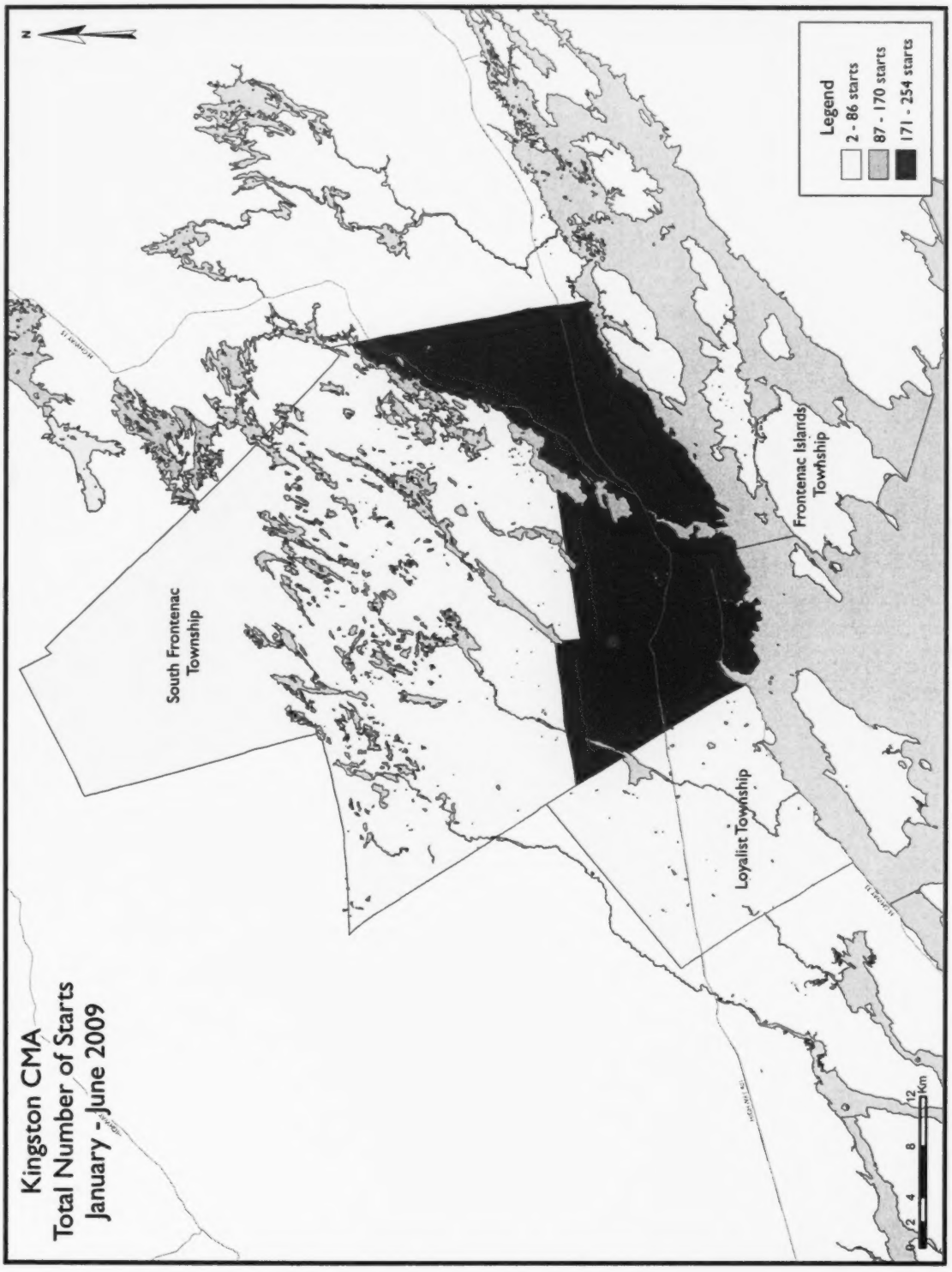
While the overall employment picture is weaker than in the first quarter, full-time employment performance, especially among first-time homebuyers, has started to show a remarkable degree of resilience. The quarter-over-quarter average seasonally adjusted number of full-time jobs declined by only 3.2 per cent in the full-time category, in contrast to the 9.3 per cent decline for part-timers. This represents a sharp reversal of fortunes from the winter months, when most of the adjustment took place among full-time employees as is the normal staffing reaction among employers to lower demand.

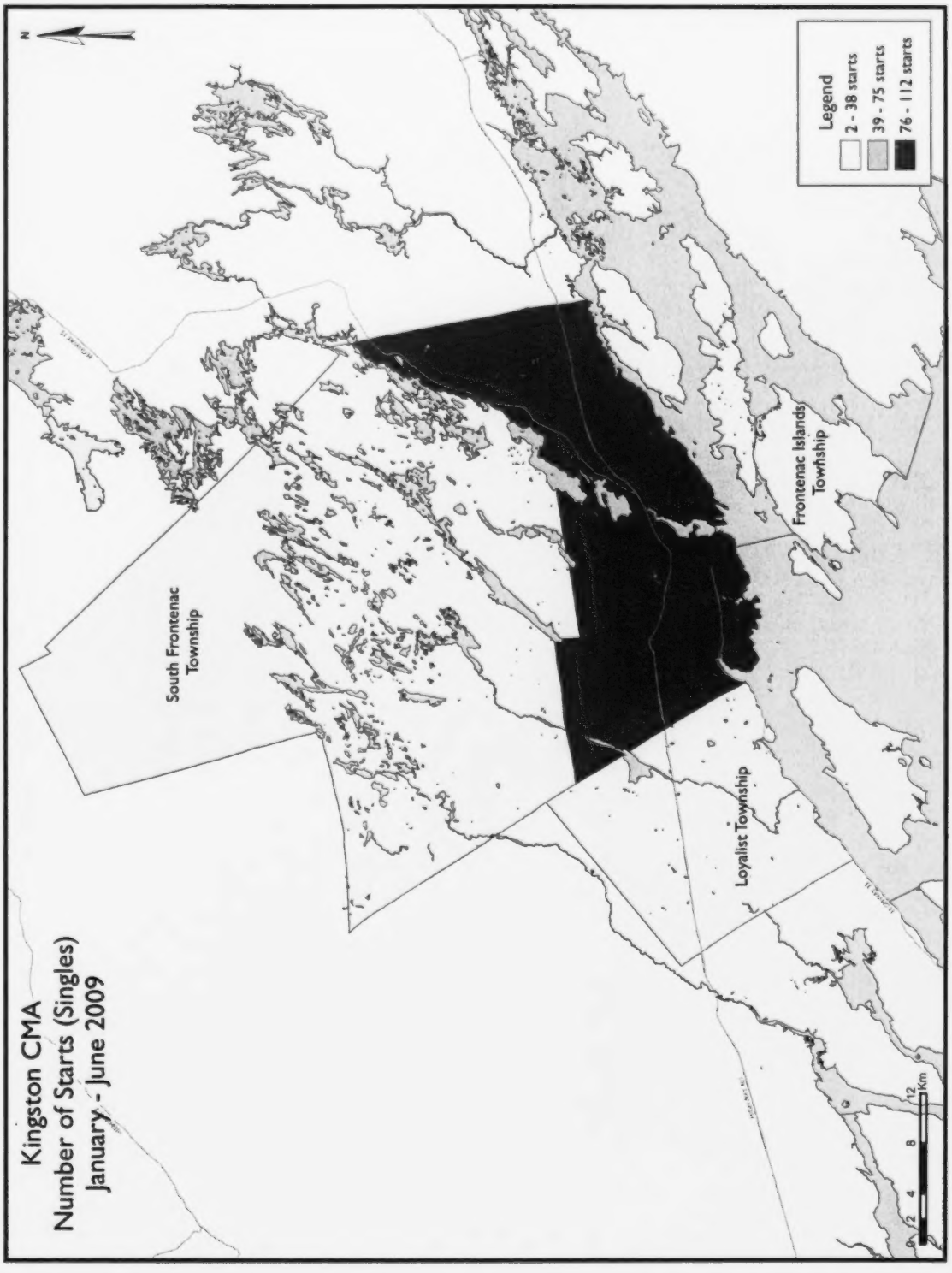
Since housing demand depends strongly on the growth of full-time employment, this is a significant development that should provide support to Kingston's housing market in the months to come. Notably, however, it is full-time employment among employees aged 25 to 44 years old that has remained remarkably stable and resilient throughout the second quarter. This age segment comprises most of Kingston's first-time homebuyers, who are becoming the main engine for recovery in the local housing market as they take full advantage of stable housing prices and the lowest mortgage rates on record.

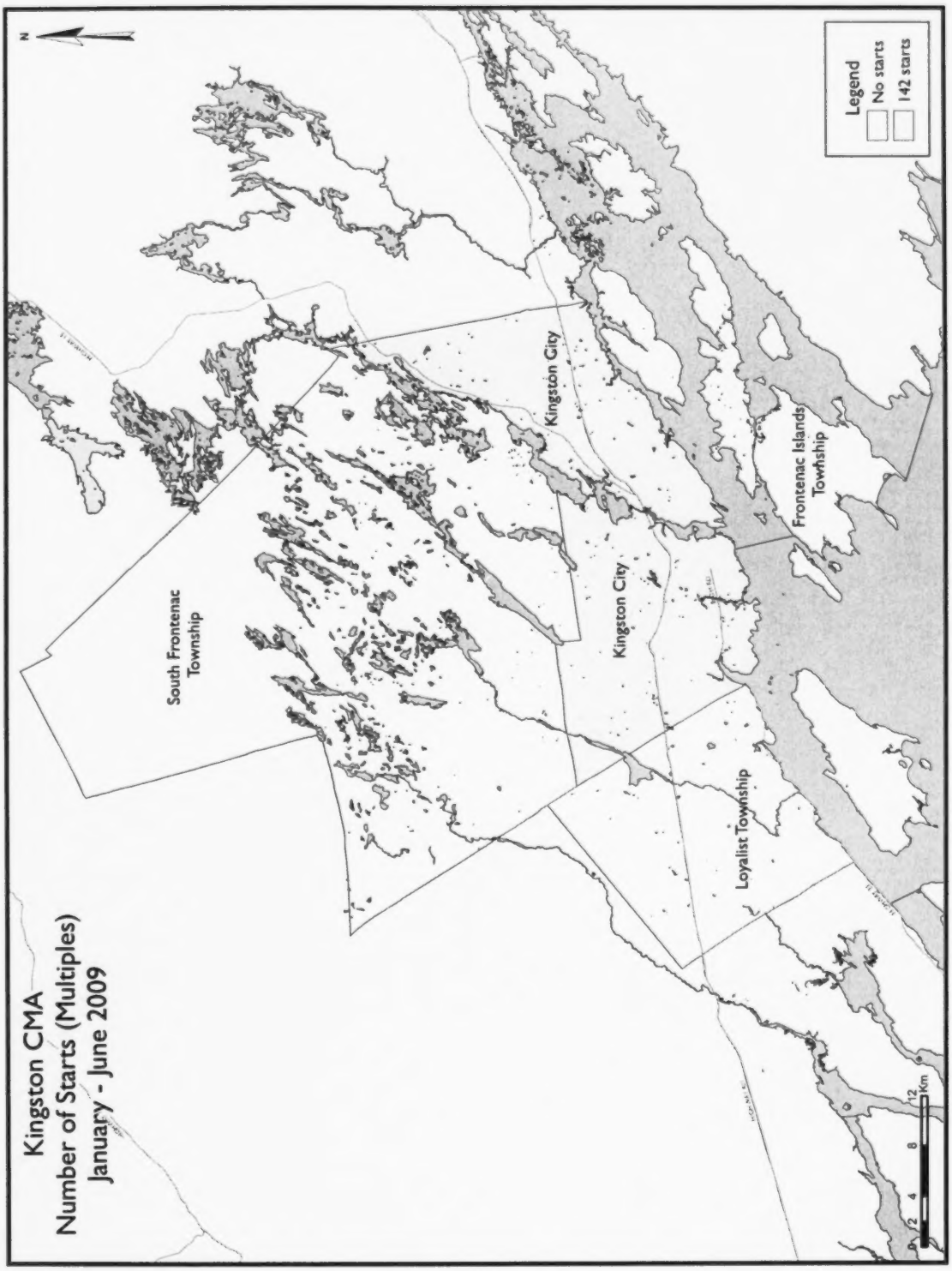

Kingston CMA
Total Number of Starts
Second Quarter 2009
N
Legend
1 - 76 starts
77 - 151 starts
152 - 227 starts
South Frontenac Township
Frontenac Islands Township
Loyalist Township
0 2 4 8 12 Km


Kingston CMA
Number of Starts (Singles)
Second Quarter 2009
N
Legend
1 - 30 starts
31 - 59 starts
60 - 89 starts
South Frontenac Township
Frontenac Islands Township
Loyalist Township
0 2 4 8 12 Km


Kingston CMA
Number of Starts (Multiples)
Second Quarter 2009
N
Legend
No starts
138 starts
South Frontenac Township
Kingston City
Kingston City
Frontenac Islands Township
Loyalist Township
0
2
4
8
12
Km


Kingston CMA
Total Number of Starts
January - June 2009
N
Legend
2 - 86 starts
87 - 170 starts
171 - 254 starts
South Frontenac Township
Frontenac Islands Township
Loyalist Township
0 2 4 8 12 Km


Kingston CMA
Number of Starts (Singles)
January - June 2009
N
Legend
2 - 38 starts
39 - 75 starts
76 - 112 starts
South Frontenac Township
Frontenac Islands Township
Loyalist Township
0 2 4 8 12 Km


Kingston CMA
Number of Starts (Multiples)
January - June 2009
N
Legend
No starts
142 starts
South Frontenac Township
Kingston City
Kingston City
Frontenac Islands Township
Loyalist Township
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

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5	MLS® Residential Activity
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3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Kingston CMA
Second Quarter 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2009	119	4	18	0	0	0	0	116	257
Q2 2008	162	12	0	0	0	0	0	0	174
% Change	-26.5	-66.7	n/a	n/a	n/a	n/a	n/a	n/a	47.7
Year-to-date 2009	148	4	22	0	0	0	0	116	290
Year-to-date 2008	198	16	9	0	0	0	0	0	223
% Change	-25.3	-75.0	144.4	n/a	n/a	n/a	n/a	n/a	30.0
UNDER CONSTRUCTION									
Q2 2009	161	6	26	0	0	0	3	153	349
Q2 2008	185	12	14	0	0	92	13	248	564
% Change	-13.0	-50.0	85.7	n/a	n/a	-100.0	-76.9	-38.3	-38.1
COMPLETIONS									
Q2 2009	71	14	5	0	0	0	6	0	96
Q2 2008	128	6	21	0	0	0	8	0	163
% Change	-44.5	133.3	-76.2	n/a	n/a	n/a	-25.0	n/a	-41.1
Year-to-date 2009	195	26	5	0	0	0	9	0	235
Year-to-date 2008	248	12	32	0	0	0	11	49	352
% Change	-21.4	116.7	-84.4	n/a	n/a	n/a	-18.2	-100.0	-33.2
COMPLETED & NOT ABSORBED									
Q2 2009	22	6	3	0	0	0	0	0	31
Q2 2008	27	2	12	0	0	0	2	0	43
% Change	-18.5	200.0	-75.0	n/a	n/a	n/a	-100.0	n/a	-27.9
ABSORBED									
Q2 2009	84	15	5	0	0	8	9	57	178
Q2 2008	135	8	16	0	0	0	6	0	165
% Change	-37.8	87.5	-68.8	n/a	n/a	n/a	50.0	n/a	7.9
Year-to-date 2009	204	24	9	0	0	20	9	130	396
Year-to-date 2008	258	13	33	0	0	0	9	0	313
% Change	-20.9	84.6	-72.7	n/a	n/a	n/a	0.0	n/a	26.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Frontenac Islands Township									
Q2 2009	1	0	0	0	0	0	0	0	1
Q2 2008	6	0	0	0	0	0	0	0	6
Kingston City									
Q2 2009	89	4	18	0	0	0	0	116	227
Q2 2008	146	12	0	0	0	0	0	0	158
Loyalist Township									
Q2 2009	21	0	0	0	0	0	0	0	21
Q2 2008	6	0	0	0	0	0	0	0	6
South Frontenac Township									
Q2 2009	8	0	0	0	0	0	0	0	8
Q2 2008	4	0	0	0	0	0	0	0	4
Kingston CMA									
Q2 2009	119	4	18	0	0	0	0	116	257
Q2 2008	162	12	0	0	0	0	0	0	174
UNDER CONSTRUCTION									
Frontenac Islands Township									
Q2 2009	1	0	0	0	0	0	0	0	1
Q2 2008	5	0	0	0	0	0	0	0	5
Kingston City									
Q2 2009	103	6	26	0	0	0	3	153	291
Q2 2008	159	12	9	0	0	92	13	248	533
Loyalist Township									
Q2 2009	24	0	0	0	0	0	0	0	24
Q2 2008	6	0	5	0	0	0	0	0	11
South Frontenac Township									
Q2 2009	33	0	0	0	0	0	0	0	33
Q2 2008	15	0	0	0	0	0	0	0	15
Kingston CMA									
Q2 2009	161	6	26	0	0	0	3	153	349
Q2 2008	185	12	14	0	0	92	13	248	564

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Frontenac Islands Township									
Q2 2009	2	0	0	0	0	0	0	0	2
Q2 2008	4	0	0	0	0	0	0	0	4
Kingston City									
Q2 2009	54	14	5	0	0	0	6	0	79
Q2 2008	104	6	17	0	0	0	8	0	135
Loyalist Township									
Q2 2009	11	0	0	0	0	0	0	0	11
Q2 2008	8	0	4	0	0	0	0	0	12
South Frontenac Township									
Q2 2009	4	0	0	0	0	0	0	0	4
Q2 2008	12	0	0	0	0	0	0	0	12
Kingston CMA									
Q2 2009	71	14	5	0	0	0	6	0	96
Q2 2008	128	6	21	0	0	0	8	0	163
COMPLETED & NOT ABSORBED									
Frontenac Islands Township									
Q2 2009	0	0	0	0	0	0	0	0	0
Q2 2008	0	0	0	0	0	0	0	0	0
Kingston City									
Q2 2009	21	6	3	0	0	0	0	0	30
Q2 2008	24	2	8	0	0	0	2	0	36
Loyalist Township									
Q2 2009	1	0	0	0	0	0	0	0	1
Q2 2008	3	0	4	0	0	0	0	0	7
South Frontenac Township									
Q2 2009	0	0	0	0	0	0	0	0	0
Q2 2008	0	0	0	0	0	0	0	0	0
Kingston CMA									
Q2 2009	22	6	3	0	0	0	0	0	31
Q2 2008	27	2	12	0	0	0	2	0	43

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket Second Quarter 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Frontenac Islands Township									
Q2 2009	2	0	0	0	0	0	0	0	2
Q2 2008	4	0	0	0	0	0	0	0	4
Kingston City									
Q2 2009	67	15	5	0	0	8	9	57	161
Q2 2008	109	8	16	0	0	0	6	0	139
Loyalist Township									
Q2 2009	10	0	0	0	0	0	0	0	10
Q2 2008	6	0	0	0	0	0	0	0	6
South Frontenac Township									
Q2 2009	5	0	0	0	0	0	0	0	5
Q2 2008	16	0	0	0	0	0	0	0	16
Kingston CMA									
Q2 2009	84	15	5	0	0	8	9	57	178
Q2 2008	135	8	16	0	0	0	6	0	165

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Kingston CMA 1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	546	48	29	0	0	0	12	37	672
% Change	-9.0	200.0	-64.6	n/a	n/a	n/a	**	-79.3	-23.6
2007	600	16	82	0	0	0	3	179	880
% Change	24.7	-38.5	-3.5	n/a	n/a	n/a	-40.0	-51.8	-9.1
2006	481	26	85	0	0	0	5	371	968
% Change	-19.6	-23.5	174.2	n/a	n/a	n/a	n/a	**	41.7
2005	598	34	31	0	0	0	0	20	683
% Change	-14.7	54.5	19.2	n/a	-100.0	n/a	n/a	-82.9	-21.7
2004	701	22	26	0	6	0	0	117	872
% Change	-2.4	-75.6	-52.7	n/a	n/a	n/a	n/a	-56.3	-22.9
2003	718	90	55	0	0	0	0	268	1,131
% Change	-7.4	181.3	**	n/a	n/a	n/a	n/a	n/a	39.6
2002	775	32	3	0	0	0	0	0	810
% Change	44.3	100.0	-89.7	n/a	n/a	n/a	n/a	-100.0	14.6
2001	537	16	29	0	0	0	0	125	707
% Change	7.4	-48.4	-25.6	n/a	n/a	-100.0	n/a	**	7.3
2000	500	31	39	0	0	81	0	8	659
% Change	14.7	-54.4	18.2	n/a	n/a	n/a	n/a	-93.2	0.5
1999	436	68	33	0	0	0	0	118	656

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Second Quarter 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	% Change
Frontenac Islands Township	1	6	0	0	0	0	0	0	1	6	-83.3
Kingston City	89	146	4	12	18	0	116	0	227	158	43.7
Loyalist Township	21	6	0	0	0	0	0	0	21	6	**
South Frontenac Township	8	4	0	0	0	0	0	0	8	4	100.0
Kingston CMA	119	162	4	12	18	0	116	0	257	174	47.7

Table 2.1: Starts by Submarket and by Dwelling Type January - June 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Frontenac Islands Township	2	7	0	0	0	0	0	0	2	7	-71.4
Kingston City	112	176	4	16	22	0	116	0	254	192	32.3
Loyalist Township	24	8	0	0	0	9	0	0	24	17	41.2
South Frontenac Township	10	7	0	0	0	0	0	0	10	7	42.9
Kingston CMA	148	198	4	16	22	9	116	0	290	223	30.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	18	0	0	0	0	0	116	0
Loyalist Township	0	0	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	18	0	0	0	0	0	116	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	22	0	0	0	0	0	116	0
Loyalist Township	0	9	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	22	9	0	0	0	0	116	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Second Quarter 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
Frontenac Islands Township	1	6	0	0	0	0	1	6
Kingston City	111	158	0	0	116	0	227	158
Loyalist Township	21	6	0	0	0	0	21	6
South Frontenac Township	8	4	0	0	0	0	8	4
Kingston CMA	141	174	0	0	116	0	257	174

Table 2.5: Starts by Submarket and by Intended Market January - June 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Frontenac Islands Township	2	7	0	0	0	0	2	7
Kingston City	138	192	0	0	116	0	254	192
Loyalist Township	24	17	0	0	0	0	24	17
South Frontenac Township	10	7	0	0	0	0	10	7
Kingston CMA	174	223	0	0	116	0	290	223

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Second Quarter 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	% Change
Frontenac Islands Township	2	4	0	0	0	0	0	0	2	4	-50.0
Kingston City	54	104	14	6	11	25	0	0	79	135	-41.5
Loyalist Township	11	8	0	0	0	4	0	0	11	12	-8.3
South Frontenac Township	4	12	0	0	0	0	0	0	4	12	-66.7
Kingston CMA	71	128	14	6	11	29	0	0	96	163	-41.1

Table 3.1: Completions by Submarket and by Dwelling Type January - June 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Frontenac Islands Township	6	4	0	0	0	0	0	0	6	4	50.0
Kingston City	153	178	26	10	14	39	0	49	193	276	-30.1
Loyalist Township	20	27	0	2	0	4	0	0	20	33	-39.4
South Frontenac Township	16	39	0	0	0	0	0	0	16	39	-59.0
Kingston CMA	195	248	26	12	14	43	0	49	235	352	-33.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	5	17	6	8	0	0	0	0
Loyalist Township	0	4	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	5	21	6	8	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	5	28	9	11	0	0	0	49
Loyalist Township	0	4	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	5	32	9	11	0	0	0	49

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Second Quarter 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
Frontenac Islands Township	2	4	0	0	0	0	2	4
Kingston City	73	127	0	0	6	8	79	135
Loyalist Township	11	12	0	0	0	0	11	12
South Frontenac Township	4	12	0	0	0	0	4	12
Kingston CMA	90	155	0	0	6	8	96	163

Table 3.5: Completions by Submarket and by Intended Market January - June 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Frontenac Islands Township	6	4	0	0	0	0	6	4
Kingston City	184	216	0	0	9	60	193	276
Loyalist Township	20	33	0	0	0	0	20	33
South Frontenac Township	16	39	0	0	0	0	16	39
Kingston CMA	226	292	0	0	9	60	235	352

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Frontenac Islands Township													
Q2 2009	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Q2 2008	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2009	2	33.3	2	33.3	1	16.7	0	0.0	1	16.7	6	--	--
Year-to-date 2008	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	--	--
Kingston City													
Q2 2009	3	4.5	11	16.4	34	50.7	13	19.4	6	9.0	67	272,000	287,663
Q2 2008	14	12.8	35	32.1	42	38.5	13	11.9	5	4.6	109	254,900	259,377
Year-to-date 2009	10	6.4	24	15.4	92	59.0	23	14.7	7	4.5	156	283,300	279,592
Year-to-date 2008	44	23.4	50	26.6	68	36.2	19	10.1	7	3.7	188	249,800	249,645
Loyalist Township													
Q2 2009	0	0.0	4	40.0	5	50.0	1	10.0	0	0.0	10	253,000	257,482
Q2 2008	0	0.0	2	33.3	3	50.0	0	0.0	1	16.7	6	--	--
Year-to-date 2009	4	15.4	9	34.6	7	26.9	4	15.4	2	7.7	26	248,350	265,192
Year-to-date 2008	0	0.0	5	18.5	20	74.1	0	0.0	2	7.4	27	264,000	273,422
South Frontenac Township													
Q2 2009	1	20.0	1	20.0	1	20.0	1	20.0	1	20.0	5	--	--
Q2 2008	2	12.5	8	50.0	4	25.0	1	6.3	1	6.3	16	222,500	241,906
Year-to-date 2009	3	18.8	5	31.3	4	25.0	3	18.8	1	6.3	16	245,000	244,425
Year-to-date 2008	3	7.7	18	46.2	9	23.1	2	5.1	7	17.9	39	225,000	266,344
Kingston CMA													
Q2 2009	4	4.8	16	19.0	41	48.8	15	17.9	8	9.5	84	265,476	283,705
Q2 2008	17	12.6	48	35.6	49	36.3	14	10.4	7	5.2	135	250,000	257,858
Year-to-date 2009	19	9.3	40	19.6	104	51.0	30	14.7	11	5.4	204	277,830	273,859
Year-to-date 2008	48	18.6	76	29.5	97	37.6	21	8.1	16	6.2	258	250,000	253,968

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2009						
Submarket	Q2 2009	Q2 2008	% Change	YTD 2009	YTD 2008	% Change
Frontenac Islands Township	--	--	n/a	--	--	n/a
Kingston City	287,663	259,377	10.9	279,592	249,645	12.0
Loyalist Township	257,482	--	n/a	265,192	273,422	-3.0
South Frontenac Township	--	241,906	n/a	244,425	266,344	-8.2
Kingston CMA	283,705	257,858	10.0	273,859	253,968	7.8

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Kingston
Second Quarter 2009

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2008	January	153	-27.5	289	632	619	46.7	229,898	4.1	228,600
	February	243	0.8	298	619	601	49.6	226,202	11.5	233,921
	March	258	-21.1	287	676	577	49.7	217,525	2.4	225,587
	April	406	-2.2	300	867	612	49.0	245,916	8.8	239,430
	May	503	-3.6	307	857	622	49.4	243,412	7.4	241,341
	June	422	-1.2	307	787	692	44.4	241,197	6.9	237,575
	July	369	-2.4	310	687	615	50.4	237,068	5.6	235,177
	August	316	-8.9	299	515	587	50.9	231,365	4.1	236,301
	September	308	21.7	328	577	593	55.3	230,473	1.0	222,857
	October	220	-13.4	260	504	605	43.0	220,956	1.1	236,590
	November	158	-27.5	243	357	615	39.5	247,744	9.1	250,787
	December	117	-11.4	245	203	543	45.1	227,896	0.3	236,062
2009	January	115	-24.8	223	471	499	44.7	213,079	-7.3	219,157
	February	184	-24.3	253	473	514	49.2	231,014	2.1	236,934
	March	262	1.6	278	747	596	46.6	222,552	2.3	225,809
	April	383	-5.7	284	747	544	52.2	243,200	-1.1	237,579
	May	438	-12.9	272	667	521	52.2	249,461	2.5	244,689
	June	450	6.6	305	666	549	55.6	247,279	2.5	242,844
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2008	1,331	-2.4		2,511			243,474	7.7	
	Q2 2009	1,271	-4.5		2,080			246,802	1.4	
	YTD 2008	1,985	-7.4		4,438			236,940	7.3	
	YTD 2009	1,832	-7.7		3,771			239,631	1.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA (MLS®)

Table 6: Economic Indicators
Second Quarter 2009

		Interest Rates			NHPI, Total, 1997=100 (Ont.)	CPI, 2002 =100 (Ont.)	Kingston Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	144.50	110.90	77.3	5.2	64.7	770
	February	718	7.25	7.29	145.20	111.40	77.9	5.3	65.4	767
	March	712	7.15	7.19	145.60	111.70	78.6	5.6	66.2	770
	April	700	6.95	6.99	145.80	112.50	79.8	5.3	67.0	776
	May	679	6.15	6.65	145.90	113.60	79.2	5.8	66.8	780
	June	710	6.95	7.15	146.40	114.20	78.8	6.0	66.5	782
	July	710	6.95	7.15	146.50	115.10	78.5	6.4	66.5	779
	August	691	6.65	6.85	146.60	114.80	79.2	6.6	67.2	790
	September	691	6.65	6.85	146.60	115.10	79.7	6.5	67.5	806
	October	713	6.35	7.20	146.60	113.70	80.1	5.8	67.3	818
	November	713	6.35	7.20	146.50	113.50	80.4	4.7	67.0	820
	December	685	5.60	6.75	146.50	112.80	80.4	4.4	66.6	809
2009	January	627	5.00	5.79	146.60	112.40	80.1	4.9	66.7	794
	February	627	5.00	5.79	146.60	113.10	79.4	5.0	66.2	782
	March	613	4.50	5.55	146.20	113.70	78.4	5.5	65.8	765
	April	596	3.90	5.25	145.50	113.20	77.2	5.7	64.8	761
	May	596	3.90	5.25	145.10	114.00	76.2	6.5	64.6	758
	June	631	3.75	5.85		114.20	75.7	6.6	64.1	765
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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